

# **Rutherford County Comprehensive Plan Scenario Development**

# Rutherford County 2035 Comprehensive Plan Process

## Extensive Public Outreach Process Throughout

### Phase 1

- Stakeholder Interviews
- Focus Groups
- Steering Committee Meetings

### Phase 2

- Public Visioning Workshops
- Steering Committee Meetings
- Website

### Phase 3

- Steering Committee Meetings
- Public Meetings

# Vision Statement

- Developed based on Public/Steering Committee Input
- Guided the Comprehensive Plan Process

**“Rutherford County seeks sustainable growth  
that  
protects our natural and historic resources,  
while  
preserving our values, qualities and culture”.**

# Scenario Development Process

**Comprehensive Plan  
Vision & Goals**



Led to 3 Future Development Scenarios



## **Base Case Scenario**

- Dispersed lower density residential and employment patterns
- 65 % of new household and jobs in Urban Growth Boundary

## **Suburban Belt Scenario**

- Compact development in centers and urban fringe
- 73% of new households and jobs in Urban Growth Boundary

## **Urban Infill Scenario**

- Even more compact development in centers and urban fringe
- 81% of new households and jobs in Urban Growth Boundary

# CommunityViz Model – A Scenario Assessment Tool

- One of the tools that was used to analyze the 3 Development Scenarios
- Based on ArcMap Geographic Information System software
- Allocated future population and employment to individual land parcels using “Suitability Factors”
  - Land that is closest to factors such as major intersections, schools, water and sewer lines
- Each parcel is allocated as much housing or employment as the land allows before moving to the next parcel to allocate development
  - Based on zoning of property and amount land that is developable
- “Consumed” land includes land needed for house and jobs as well as land that is undevelopable due to constraints such as floodplains or steep slopes

# Population/Employment Projections Same for All Scenarios

## Population:

- 2015: 288,734
- 2025: 349,083
- 2035: 409,986

Total Population Growth from 2006: 179,006

## Jobs:

- 2015: 155,284
- 2025: 187,195
- 2035: 226,453

Total Job Growth from 2006: 94,622

## Households:

- 2015: 112,778
- 2025: 139,114
- 2035: 163,719

Total Household Growth from 2006: 76,903

# Land Development Assumptions for Scenarios

## Respect Natural Features

- Floodplains – maintain 50' conservation buffer
- Areas in Excess of 25% Slope – conservation area
- Wildlife Management Areas/State Natural Areas – conservation area of 25'
- National Heritage Inventory Program – conservation buffer of 25'
- Protection of other cultural/historic resources as identified
- “Consumed” land in each scenario includes:
  - Land developed for population and employment growth
  - Land that unsuitable for development based on factors above

# Scenarios Analyzed Based on Measures of Effectiveness



<b>Amount of Land Consumed</b>	<b>Proximity to Parks</b>
<b>Prime Farmland Consumed</b>	<b>Centers Proximity to Development Centers</b>
<b>Land Use Distribution</b>	<b>Proximity to Urban Growth Boundary</b>
<b>Water Demand</b>	<b>Avoidance of Floodplains</b>
<b>School Proximity</b>	<b>Avoidance of Excessive Slope</b>
<b>Sewer Demand</b>	<b>Avoidance of Rare Species</b>
<b>Proximity to Major Intersections</b>	

Led to Preferred Development Scenario

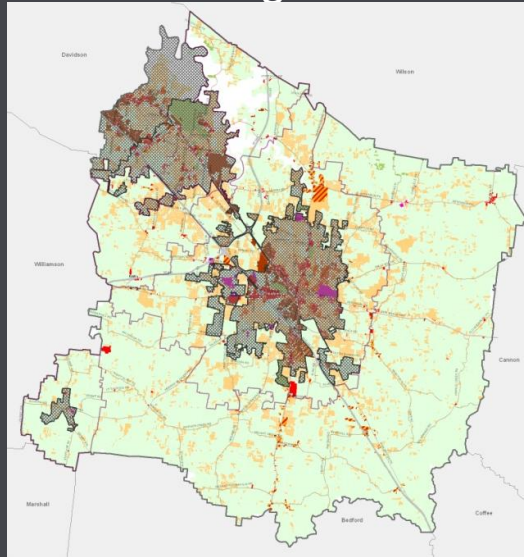


**Suburban Belt Scenario**

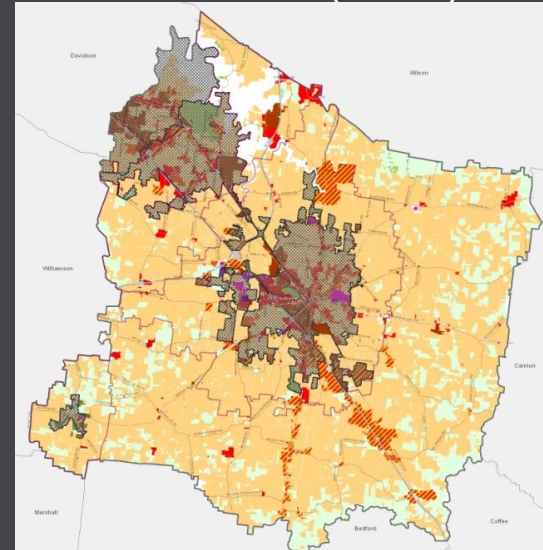


# Scenario Comparison – Consumed Land

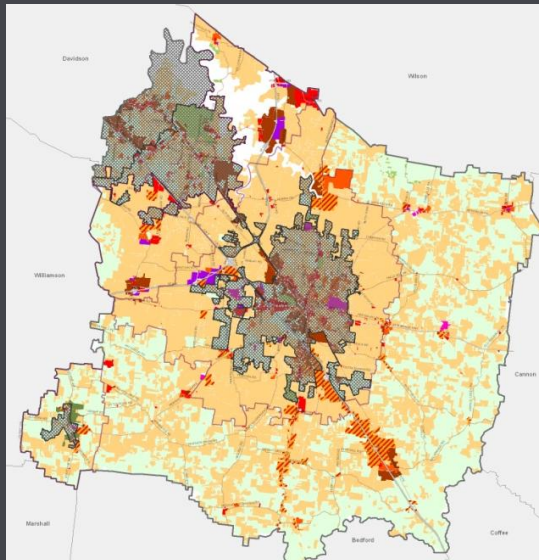
Existing 2008



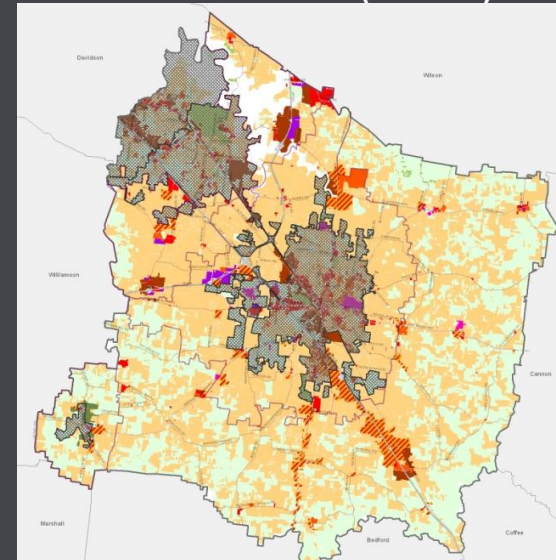
Base Case (2035)



Suburban Belt (2035)



Urban Infill (2035)



Preferred Scenario